

## 4 MITIGATION MONITORING AND REPORTING PROGRAM

The following Mitigation Monitoring and Reporting Program (MMRP) was prepared in compliance with the requirements of California Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. This MMRP identifies specific timing and monitoring requirements for implementation of all mitigation measures identified in the EIR for the Martis Valley West Parcel Specific Plan (MVWPSP).

### 4.1 STANDARD MITIGATION MONITORING PROGRAM

Placer County has adopted a standard mitigation monitoring program (Section 18.28.030 of the Placer County Environmental Review Ordinance) to implement PRC Section 21081.6. This program requires that mitigation measures recommended for discretionary projects, such as the MVWPSP, be included in the conditions of approval monitored by the County through a variety of permit processes, as listed below.

- ▲ Development Review Committee
- ▲ Improvement Plan Approval
- ▲ Construction Inspection
- ▲ Encroachment Permit
- ▲ Final Map Recordation
- ▲ Acceptance of Project as Complete
- ▲ Building Permit Approval

#### 4.1.1 MMRP and Required Approvals and Permits/Format of Table

The issuance of any of the listed permits and County actions must be preceded by verification by County staff that certain conditions of approval/mitigation measures have been met. This verification shall serve as the required monitoring for those conditions of approval/mitigation measures. All of the mitigation measures for the MVWPSP included in the EIR would be monitored through the County's Standard Mitigation Monitoring Program (Table 23-1). Some mitigation measures require ongoing implementation and would require monitoring even after a Final Map is recorded, a Certificate of Occupancy is issued, or other discretionary permit is vested or ministerial permit is accepted as complete. Table 23-1 also identifies the mitigation measures that require ongoing implementation, the party(ies) responsible for funding implementation, the necessary timing of implementation that would occur outside the scope of the County's Standard Mitigation Monitoring Program, and the mechanisms for monitoring compliance with each mitigation measure.

Table 23-1 is organized as follows: if an EIR topic, such as biological resources, includes mitigation measures, it is included in the MMRP table. The EIR chapter number of the relevant section (i.e., Chapter 7 for Biological Resources) is also included. The same numbering system for mitigation measures (Mitigation Measure 7-2a, 7-2b, 7-3, etc.) is carried over from the EIR discussion into the table. If an issue addressed in the EIR does not result in mitigation, it is not included in the table.

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**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<b>7 Biological Resources</b>			
<p><b>Mitigation Measure 7-2a: Conduct delineation of waters of the United States and obtain authorization for fill and required permits</b></p> <p>A preliminary wetland delineation was completed in June and October 2014 for the entire West Parcel (Ascent Environmental 2015) and the entire East Parcel; however, verification of the preliminary delineation by USACE has not occurred prior to the preparation of the Draft EIR. Potential wetlands and other waters of the U.S. within the offsite utilities corridor have not been delineated prior to the preparation of the Draft EIR. The following would apply, as applicable, to any potentially affected jurisdictional resources that have not been delineated or verified by USACE before project implementation, including areas that would be affected by the offsite utilities facilities.</p> <p>Before Improvement Plan approval for the start of onsite construction activities on any potentially affected jurisdictional resource that has not been previously delineated or verified by the USACE, a qualified biologist shall survey the project site for sensitive natural communities. Sensitive natural communities or habitats are those of special concern to resource agencies or those that are afforded specific consideration, based on Section 404 of the CWA and other applicable regulations. If sensitive natural communities or habitats that are afforded specific consideration, based on Section 404 of the CWA are determined to be present, a delineation of waters of the United States, including wetlands that would be affected by the project, will be prepared by a qualified biologist through the formal Section 404 wetland delineation process. The delineation will be submitted to and verified by USACE. If, based on the verified delineation, it is determined that fill of waters of the United States would result from implementation of the project, authorization for such fill will be secured from USACE through the Section 404 permitting process. The acreage of riparian habitat (deciduous riparian vegetation) that would be removed or disturbed during project implementation will be quantified and replaced or restored/enhanced to meet the no-net-loss standard in accordance with USACE requirements. Habitat restoration, enhancement, and/or replacement will be at a location and by methods agreeable to USACE as determined during the permitting processes for CWA Section 404.</p>	Placer County Planning Services Division	Prior to Improvement Plan approval and the start of construction activities on any potentially affected jurisdictional resource that has not been previously delineated or verified by USACE	Completion prior to the start of construction activities on any potentially affected jurisdictional resource that has not been previously delineated or verified by USACE
<p><b>Mitigation Measure 7-2b: Obtain and comply with a lake and streambed alteration agreement; compensate for unavoidable loss of stream and riparian habitat</b></p> <p>The following measures shall be implemented to avoid or compensate for the loss or degradation of stream or riparian habitat, ensure consistency with Fish and Game Code Section 1602, and further reduce potential adverse effects on riparian habitats:</p> <ul style="list-style-type: none"> <li>▲ The project developer shall notify CDFW before commencing any activity within the bed, bank, or riparian corridor of any waterway. If activities trigger the need for a Streambed Alteration Agreement, the proponent will obtain an agreement from CDFW before Improvement Plan approval. The project proponent shall conduct construction activities in accordance with the agreement, including implementing reasonable measures in the agreement necessary to protect the fish and wildlife resources, when working within the bed or bank of waterways that function as a fish or wildlife resource or in riparian habitats associated with those waterways.</li> <li>▲ The project developer shall compensate for permanent loss of riparian habitat at a minimum of a 1:1 ratio through contributions to a CDFW approved wetland mitigation bank or through the development and implementation of a Compensatory Stream and Riparian Mitigation and Monitoring Plan for creating or restoring in-kind habitat in the surrounding area. If mitigation credits are not available, stream and riparian habitat compensation shall include establishment of riparian vegetation on currently unvegetated bank portions of streams affected by the project and enhancement of existing riparian</li> </ul>	Placer County Planning Services Division	Prior to Improvement Plan approval and before commencing any activity within the bed, bank, or riparian corridor of any waterway	<p>Completion prior to commencing any activity within the bed, bank, or riparian corridor of any waterway</p> <p>Monitor compensatory habitat for a minimum of 5 years from completion of mitigation or human intervention, or until the success criteria have been met</p>

**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<p>habitat through removal of nonnative species, where appropriate, and planting additional native riparian plants to increase cover, continuity, and width of the existing riparian corridor along streams in the project site and surrounding areas. Construction activities and compensatory mitigation shall be conducted in accordance with the terms of a streambed alteration agreement as required under Section 1602 of the Fish and Game Code.</p> <p>▲ The Compensatory Stream and Riparian Mitigation and Monitoring Plan shall include the following:</p> <ul style="list-style-type: none"> <li>➤ identification of compensatory mitigation sites and criteria for selecting these mitigation sites;</li> <li>➤ in kind reference habitats for comparison with compensatory riparian habitats (using performance and success criteria) to document success;</li> <li>➤ monitoring protocol, including schedule and annual report requirements (Compensatory habitat shall be monitored for a minimum of 5 years from completion of mitigation, or human intervention (including recontouring and grading), or until the success criteria identified in the approved mitigation plan have been met, whichever is longer.);</li> <li>➤ ecological performance standards, based on the best available science and including specifications for native riparian plant densities, species composition, amount of dead woody vegetation gaps and bare ground, and survivorship; at a minimum, compensatory mitigation planting sites must achieve 80% survival of planted riparian trees and shrubs by the end of the five-year maintenance and monitoring period or dead and dying trees shall be replaced and monitoring continued until 80 percent survivorship is achieved;</li> <li>➤ corrective measures if performance standards are not met;</li> <li>➤ responsible parties for monitoring and preparing reports; and</li> <li>➤ responsible parties for receiving and reviewing reports and for verifying success or prescribing implementation or corrective actions.</li> </ul>			
<p><b>Mitigation Measure 7-3: Avoid, minimize, and compensate for effects on special-status plants</b></p> <p>The project developer shall implement the following measures to reduce potential impacts on special-status plants:</p> <ul style="list-style-type: none"> <li>▲ Before commencement of any project construction for each phase of construction and during the blooming period for the special-status plant species with potential to occur on the project site, a qualified botanist shall conduct protocol-level surveys for special-status plants in areas where potentially suitable habitat would be removed or disturbed by project activities.</li> <li>▲ If no special-status plants are found, the botanist shall document the findings in a letter report to Placer County and CDFW and no further mitigation will be required.</li> <li>▲ If special-status plant species are found that cannot be avoided during construction, the project applicant shall consult with CDFW, as appropriate depending on species status, to determine the appropriate mitigation measures for direct and indirect impacts that could occur as a result of project construction and will implement the agreed-upon mitigation measures to achieve no net loss of occupied habitat or individuals. Mitigation measures may include, but are not limited to, preserving and enhancing existing populations, creating offsite populations on project mitigation sites through seed collection or transplantation, and/or restoring or creating suitable habitat in sufficient quantities to achieve no net loss of occupied</li> </ul>	Placer County Planning Services Division	Prior to commencement of any project construction, grading, or vegetation removal for each phase of construction and during the blooming period for the special-status plant species with potential to occur onsite	<p>Completion prior to commencing construction, grading, or vegetation removal for each phase of construction in areas of special-status plant habitat</p> <p>Monitor compensatory habitat until the success criteria have been met</p>

**Table 4-1 Mitigation Monitoring and Reporting Program**

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<p>habitat and/or individuals. Potential mitigation sites could include suitable locations within or outside of the project area. A mitigation and monitoring plan shall be developed describing how unavoidable losses of special-status plants will be compensated.</p> <ul style="list-style-type: none"> <li>▲ If relocation efforts are part of the mitigation plan, the plan shall include details on the methods to be used, including collection, storage, propagation, receptor site preparation, installation, long-term protection and management, monitoring and reporting requirements, success criteria, and remedial action responsibilities should the initial effort fail to meet long-term monitoring requirements.</li> <li>▲ Success criteria for preserved and compensatory populations shall include: <ul style="list-style-type: none"> <li>➤ The extent of occupied area and plant density (number of plants per unit area) in compensatory populations will be equal to or greater than the affected occupied habitat.</li> <li>➤ Compensatory and preserved populations will be self-producing. Populations will be considered self-producing when: <ul style="list-style-type: none"> <li>– plants reestablish annually for a minimum of five years with no human intervention such as supplemental seeding; and</li> <li>– reestablished and preserved habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types in the project vicinity.</li> </ul> </li> <li>➤ If offsite mitigation includes dedication of conservation easements, purchase of mitigation credits, or other offsite conservation measures, the details of these measures will be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, success criteria such as those listed above and other details, as appropriate to target the preservation of long term viable populations.</li> </ul> </li> </ul>			
<p><b>Mitigation Measure 7-4: Implement invasive plant management practices during project construction</b></p> <p>The project developer shall implement the following invasive plant management practices during project construction.</p> <ul style="list-style-type: none"> <li>▲ A qualified biologist will conduct a preconstruction survey to determine whether any populations of invasive plants are present within areas proposed for ground-disturbing activities. This could be conducted in coordination with the focused special-status plant survey recommended above under Mitigation Measure 7-3.</li> <li>▲ Before construction activities begin, invasive plant infestations will be treated where feasible. Treatments will be selected based on each species ecology and phenology. Control measures may include herbicide application, hand removal, or other means of mechanical control. This would help eliminate the threat of spreading the species throughout the project site and adjacent areas. All treatment methods-including the use of herbicides-will be conducted in accordance with the law, regulations, and policies governing the land owner. In areas where treatment is not feasible, noxious weed areas will be clearly flagged or fenced to clearly delineate work exclusion. Treatments will be implemented by a qualified biologist or other qualified specialist approved by Placer County.</li> </ul>	Placer County Planning Services Division	Prior to any construction or grading	Treat invasive plant infestations prior to commencing construction or grading
<ul style="list-style-type: none"> <li>▲ Vehicles and equipment will arrive at the project area clean and weed-free. All equipment entering the project site from weed-infested areas or areas of unknown weed status will be cleaned of all attached soil or plant parts before being allowed into the project site. Vehicles and equipment will be cleaned using high-pressure water or air at designated weed-cleaning</li> </ul>	Placer County Planning Services	At start of construction for each	Ongoing during construction

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<p>stations after exiting a weed-infested area. Cleaning stations will be designated by a botanist or noxious weed specialist and located away from aquatic resources.</p> <ul style="list-style-type: none"> <li>▲ To ensure that fill material and seeds imported to the study area are free of invasive/noxious weeds, the project will use onsite sources of fill and seeds whenever available. Fill and seed materials that need to be imported to the study area will be certified weed-free. In addition, only certified weed-free imported materials (or rice straw in upland areas) will be used for erosion control.</li> <li>▲ If designated weed-infested areas are unavoidable, the plants will be cut, if feasible, and disposed of in a landfill in sealed bags or disposed of or destroyed in another manner acceptable to Placer County or other agency as appropriate. If cutting weeds is not feasible, layers of mulch, degradable geotextiles, or similar materials will be placed over the infestation area to minimize the spread of seeds and plant materials by equipment and vehicles during construction. These materials will be secured so they are not blown or washed away.</li> <li>▲ Locally collected native seed sources for revegetation shall be used when possible. Plant and seed material will be collected from or near the study area, from within the same watershed, and at a similar elevation when possible and with approval of the appropriate authority (e.g., USFS botanist for collection on USFS land).</li> </ul>	Division	construction season	
<ul style="list-style-type: none"> <li>▲ After construction is completed for each project phase, the affected project site shall be monitored on an annual basis for infestations of invasive weeds until the restored vegetation has become fully established. If new populations of invasive weeds are documented during monitoring, they will be treated and eradicated to prevent further spread. Monitoring by a qualified biologist shall occur for up to three years (as feasible) subsequent to project implementation.</li> </ul>	Placer County Planning Services Division	After each phase of project construction	Annually for up to three years during operations until restored vegetation is established
<p><b>Mitigation Measure 7-5a: Conduct preconstruction surveys for nesting special-status birds, and implement a limited operating period if necessary</b></p> <p>For construction activities that would occur in suitable habitat during the nesting season (generally April 1–August 31, depending on species, snowpack, and other seasonal conditions), a qualified wildlife biologist shall conduct focused surveys for yellow warbler, olive-sided flycatcher, and long-eared owl nests no more than 14 days before construction activities are initiated each construction season. The preconstruction survey for active nests will be conducted using a nest-searching technique appropriate for the species, as determined by a qualified biologist. For example, for yellow warbler, an appropriate technique involves first conducting point counts in suitable riparian habitat to determine occupancy, followed by nest searching if the species is present. For long-eared owl, surveys typically involve tape playbacks of recorded long-eared owl calls.</p> <p>If an active nest is located during the preconstruction surveys, the biologist shall notify CDFW. If necessary, modifications to the project design to avoid removal of occupied habitat shall be evaluated and implemented, to the extent feasible. If avoidance is not feasible, appropriate buffers around nests and limited operating periods shall be established through consultation with CDFW to avoid disturbances during the sensitive nesting season.</p>	Placer County Planning Services Division	No more than 14 days before construction activities are initiated each construction season	For each affected species, no more than 14 days before construction activities are initiated each construction season

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Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<p><b>Mitigation Measure 7-5b: Conduct pre-construction surveys for special-status bats, avoid removal of important roosts, and implement a limited operating period if necessary</b></p> <p>Bat surveys shall be conducted by a qualified wildlife biologist within 14 days before any tree removal or clearing during each construction season. Locations of vegetation and tree removal or excavation will be examined for potential bat roosts. Specific survey methodologies will be determined in coordination with CDFW, and may include visual surveys of bats (e.g., observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (e.g., Sonobat, Anabat). Removal of any significant roost sites located will be avoided to the extent feasible. If it is determined that an active roost site cannot be avoided and will be affected, bats will be excluded from the roost site before the site is removed. The biologist shall first notify and consult with CDFW on appropriate bat exclusion methods and roost removal procedures. Exclusion methods may include use of one-way doors at roost entrances (bats may leave, but not reenter), or sealing roost entrances when the site can be confirmed to contain no bats. Once it is confirmed that all bats have left the roost, crews will be allowed to continue work in the area.</p> <p>Exclusion efforts may be restricted during periods of sensitive activity (e.g., during winter hibernation or while females in maternity colonies are nursing young [generally, during late spring and summer]). If a hibernation or maternity roosting site is discovered, the project developer will consult with CDFW to establish appropriate exclusionary buffers until all young are determined to be volant (i.e., able to fly) by a qualified biologist. Once it is determined that all young are volant, passive exclusion devices will be installed and all bats will be allowed to leave voluntarily. Once it is determined by a qualified biologist that all bats have left the roost, crews will be allowed to work within the buffer zone.</p>	Placer County Planning Services Division	No more than 14 days before any tree removal is initiated during each construction season	For each affected species, prior to the start of each construction season in locations that could provide roosting habitat
<p><b>Mitigation Measure 7-5c: Conduct pre-construction surveys for Sierra Nevada mountain beaver and implement a limited operating period, if necessary</b></p> <p>A qualified biologist shall conduct focused surveys for the presence/absence of active burrows for Sierra Nevada mountain beaver in suitable riparian habitat within proposed impact areas and a 250-foot buffer (if feasible). The preconstruction survey for active burrows shall be conducted no more than 30 days before construction activities are initiated each construction season. Placer County shall be notified of the results of the preconstruction surveys.</p> <p>If active breeding/burrow sites are identified within 250 feet of project activities, the project applicant shall implement limited operating periods (LOP) for all such burrows before commencement of any project construction activities to avoid construction or access-related disturbances to breeding activities of Sierra Nevada mountain beaver. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earth moving, and construction) will not occur, and will be imposed between February 1 and July 31 within 250 feet of any active burrow sites. The period of the LOP, area within which it is implemented (e.g., 250-foot buffer), and activities allowed or prohibited within the LOP may be adjusted through consultation with CDFW and/or Placer County. Placer County shall be notified of the establishment of buffers and LOPs required to minimize or avoid impacts to Sierra Nevada mountain beaver.</p>	Placer County Planning Services Division	No more than 30 days before construction activities are initiated each construction season	No more than 30 days before construction activities are initiated each construction season

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Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<b>8 Cultural Resources</b>			
<p><b>Mitigation Measure 8-2a: Complete and implement subsequent evaluation recommendations prior to ground disturbing activities</b></p> <ul style="list-style-type: none"> <li>▲ <b>Phase 2 Evaluation Report:</b> Prior to the application for each small lot tentative map or conditional use permit, or approval of offsite infrastructure alignments, and prior to improvement plan approval, a Phase 2 Evaluation Report shall be prepared for the archaeological resources within the area subject to the application and identified in the Martis Valley West Parcel Phase 1B: Heritage Resources Preliminary Field Inventory Report and the Martis Valley West Parcel Specific Plan Offsite Utilities Connection and Fire road Heritage Resource Inventory Phase 1A and Phase 1B Preliminary Report. In the Phase 2 Evaluation Report, resources will be evaluated and recorded on standard Department of Parks and Recreation (DPR) Primary Record forms (Form DPR 523) in accordance with one or more national, state and/or regional criteria and a determination of eligibility/ineligibility to the NRHP and/or CRHR and/or local register will be recommended. The Phase 2 Evaluation Report shall be completed by a qualified archaeologist who meets the Secretary of the Interior's professional qualifications for archaeology and submitted to the Placer County Planning Services Division with the first submittal of improvement plans.</li> <li>▲ <b>Phase 3 Evaluation Report:</b> If significant archaeological resources are identified in the Phase 2 Evaluation Report, an assessment of project impacts on these resources will be included in a Phase 3 Evaluation Report, as well as detailed measures to avoid impacts. Avoidance measures could include, but are not limited to, actions such as re-routing of the sewer line around the resources, directional drilling under the resource, site testing to confirm the boundary of a significant resource and avoidance of that boundary, and construction monitoring in sensitive areas to prevent disturbance of currently unknown subsurface resources. Adopted avoidance measures will be implemented as appropriate during project design and construction. If project redesign to completely avoid impacts is infeasible, then measures will be developed and implemented in coordination with Placer County Planning Services Division and appropriate Native American representatives to recover the significant information contained within these archaeological resources before the resource site is disturbed. Testing or data recovery shall be the preferred method of dealing with the affected resources. The Phase 3 Evaluation Report and any data recovery (if needed) shall be completed by a qualified archaeologist who meets the Secretary of the Interior's professional qualifications for archaeology. Mitigation or data recovery typically involves additional archival research, field excavation, photo documentation, mapping, and/or archaeological monitoring. If a Phase 3 Evaluation Report is needed, it will be submitted to the Placer County Planning Services Division concurrent with the submittal of improvement plans. Any avoidance and data recovery measures shall be developed in consultation with the archeologist and finalized in consultation with the Placer County Planning Services Division to confirm the effectiveness of the measures.</li> </ul>	Placer County Planning Services Division	Phase 2: Prior to approval of small lot tentative map or conditional use permit; or improvement plan approval (with no entitlement)  Phase 3: Prior to improvement plan approval	Completion with submittal of the first application for County construction permits or Improvement Plans
<p><b>Mitigation Measure 8-2b: Develop and implement a Worker Environmental Awareness Program</b></p> <p>Prior to improvement plan approval, the project applicant shall design and implement a Worker Environmental Awareness Program (WEAP) that shall be provided to all construction personnel and supervisors who will have the potential to encounter and alter heritage and cultural resources. The WEAP shall be submitted to the Planning Services Division and shall describe, at a minimum:</p> <ul style="list-style-type: none"> <li>▲ types of heritage and cultural resources expected in the project area;</li> <li>▲ types of evidence that indicate heritage or cultural resources might be present (e.g., ceramic shards, trash scatters, lithic scatters, mineralized, partially mineralized, or unmineralized bones and teeth, soft tissues, shells, wood, leaf impressions,</li> </ul>	Placer County Planning Services Division	Before commencement of earth-disturbing activities	Continuously during construction-related earth-moving activities



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<p>footprints);</p> <ul style="list-style-type: none"> <li>▲ what to do if a worker encounters a possible resource;</li> <li>▲ what to do if a worker encounters bones or possible bones; and</li> <li>▲ penalties for removing or intentionally disturbing heritage and cultural resources, such as those identified in the Archeological Resources Protection Act.</li> </ul>			
<p><b>Mitigation Measure 8-2c: Stop work, in the event of an archaeological discovery</b></p> <p>In the event that evidence of any paleontological, prehistoric or historic-era subsurface archaeological features or deposits are discovered during construction-related earth-moving activities (e.g., ceramic shard, trash scatters, lithic scatters, mineralized, partially mineralized, or unmineralized bones and teeth, soft tissues, shells, wood, leaf impressions, footprints), all ground-disturbing activity in the area of the discovery shall be halted until a qualified archaeologist can assess the significance of the find. The Placer County Planning Services Division and the Department of Museums will be notified of the potential find and a qualified archeologist shall be retained to investigate. If the find is an archeological site, the appropriate Native American group shall be notified. If the archaeologist determines that the find does not meet the CRHR standards of significance for cultural resources, construction may proceed. If the archaeologist determines that further information is needed to evaluate significance, the Planning Services Division shall be notified and a data recovery plan shall be prepared. If the find is determined to be significant by the qualified archaeologist (i.e., because the find is determined to constitute either an historical resource or a unique archaeological resource), the archaeologist shall work with the project applicant to avoid disturbance to the resources, and if complete avoidance is not feasible in light of project design, economics, logistics, and other factors, follow accepted professional standards in recording any find including submittal of the standard DPR Primary Record forms (Form DPR 523) and location information to the appropriate California Historical Resources Information System office for the project area (the NCIC).</p>	Placer County Planning Services Division and the Department of Museums	During construction-related earth-moving activities	Continuously during construction-related earth-moving activities
<p><b>Mitigation Measure 8-3: Stop work, if human remains are discovered</b></p> <p>California law recognizes the need to protect Native American human burials, skeletal remains, and items associated with Native American burials from vandalism and inadvertent destruction. The procedures for the treatment of Native American human remains are contained in California Health and Safety Code Sections 7050.5 and 7052 and California Public Resources Code Section 5097.</p> <p>If human remains are discovered during any demolition or construction activities, potentially damaging ground-disturbing activities in the area of the remains shall be halted immediately, and the project applicant shall notify the Placer County Coroner and the NAHC immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the NAHC to be Native American, the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project applicant shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant (MLD), if any, identified by the NAHC. Following the coroner's findings, the archaeologist, and the NAHC-designated MLD shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in California Public Resources Code Section 5097.94.</p>	Placer County Planning Services Division	During any earth-moving activities	Continuously during any earth-moving activities

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Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<b>10 Transportation and Circulation</b>			
<b>Mitigation Measure 10-1a: Optimize signal timing at the SR 267/I-80 WB ramps intersection</b> Prior to the Improvement Plan approval for the initial phase, the project applicant shall coordinate with Caltrans to optimize the traffic signal operation at the SR 267/I-80 WB Ramps intersection. Evidence shall be provided to the satisfaction of the Placer County Engineering and Surveying Division and Placer County Department of Public Works that the optimization will be implemented by Caltrans as warranted, or that a good faith effort has been made by the applicant to coordinate with Caltrans.	Placer County Department of Public Works, ESD and Caltrans	Prior to the Improvement Plan approval for the initial phase, subject to Caltrans approval and conditions	Prior to the Improvement Plan approval for the initial phase, subject to Caltrans approval and conditions
<b>Mitigation Measure 10-1b: Optimize signal timing at the SR 267/Schaffer Mill Road/Truckee Airport Road intersection</b> Prior to the Improvement Plan approval for the initial phase, the applicant shall coordinate with Caltrans to optimize the traffic signal operation at the SR 267/Schaffer Mill Road/Truckee Airport Road intersection. Evidence shall be provided to the satisfaction of the Placer County Engineering and Surveying Division and Placer County Department of Public Works that the optimization will be implemented by Caltrans as warranted, or that a good faith effort has been made by the applicant to coordinate with Caltrans.	Placer County Department of Public Works, ESD and Caltrans	Prior to the Improvement Plan approval for the initial phase, subject to Caltrans approval and conditions	Prior to the Improvement Plan approval for the initial phase, subject to Caltrans approval and conditions
<b>Mitigation Measure 10-1c: Provide signage on Highlands View Road for motorists to access SR 267 NB via Ridgeline Drive and Northstar Drive</b> The Improvement Plans for the first development of residential units of the MVWSP shall show the construction and installation of a message sign on Highlands View Road. The sign shall be located at a sufficient distance from the Ridgeline Drive intersection to alert motorists that access to northbound SR 267 is via Ridgeline Drive (left from Highlands View Road) and Northstar Drive (right from Ridgeline Drive), so as to access the traffic signal at the SR 267/Northstar Drive intersection. The message sign and its use during the winter peak traffic conditions shall be required in perpetuity.	Placer County Department of Public Works, ESD and Caltrans	Prior to the Improvement Plan approval for the initial phase, subject to Caltrans approval and conditions	Prior to the Improvement Plan approval for the initial phase, subject to Caltrans approval and conditions
<b>Mitigation Measure 10-2: Pay impact fee to Placer County for future roadway improvements to State Route 267</b> Prior to issuance of any building permits for each commercial or residential lot, the project shall be subject to the payment of traffic impact fees in effect for the Tahoe District, pursuant to applicable ordinances and resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to the Placer County Department of Public Works: ▲ Countywide Traffic Limitation Zone: Article 15.28.010, Placer County Code The current total combined estimated fee for the entire project is \$3,685,511.42 (\$4,846 per single family residential unit). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid shall be those in effect at the time the payment occurs.	Placer County Department of Public Works	Prior to issuance of building permits	Prior to issuance of building permits
<b>Mitigation Measure 10-5a: Payment of annual transit fees</b> Prior to recordation of the initial Small Lot Final Map, the applicant shall establish a new Zone of Benefit (ZOB) within an existing County Service Area (CSA) or annex into a pre-existing ZOB to provide adequate funding of capital and ongoing operational transit services/requirements. The applicant shall submit to the County for review and approval a complete and adequate engineer's report	Placer County Department of Public Works	Prior to recordation of the initial Small Lot Final Map	Prior to recordation of the initial Small Lot Final Map

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Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
supporting the level of assessments necessary for the establishment of the ZOB. The report shall be prepared by a registered engineer in consultation with a qualified financial consultant and shall establish the basis for the special benefit appurtenant to the project.			
<b>Mitigation Measure 10-5b: Join and maintain membership in the Truckee-North Tahoe Transportation Management Association</b> Prior to Improvement Plan approval and/or recordation of the Final Map, the commercial and homeowner associations shall join and maintain membership (at the rate defined by the TNT/TMA and tied to improvements to be funded) in perpetuity in the Truckee-North Tahoe Transportation Management Association (TNT/TMA), whose established purpose is to improve the general traffic and transportation conditions in the Truckee/North Tahoe area, and to address situations associated with traffic congestion and transportation systems.	Placer County Department of Public Works, ESD	Prior to Improvement Plan approval and/or recordation of the Final Map	Prior to Improvement Plan approval and/or recordation of the Final Map
<b>Mitigation Measure 10-6: Develop and implement a construction traffic management plan</b> Prior to Improvement Plan approval, the project applicant shall develop and submit for review and approval a construction traffic management plan (TMP) to the satisfaction of the Placer County Department of Public Works and Caltrans. The plan shall include (but not be limited to) items such as: <ul style="list-style-type: none"> <li>▲ guidance on the number and size of trucks per day entering and leaving the West Parcel development area;</li> <li>▲ identification of arrival/departure times that would minimize traffic impacts;</li> <li>▲ locations of staging areas;</li> <li>▲ locations of employee parking and methods to encourage carpooling and use of alternative transportation;</li> <li>▲ criteria for use of flaggers and other traffic controls;</li> <li>▲ preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas;</li> <li>▲ monitoring for roadbed damage and timing for completing repairs;</li> <li>▲ limitations on construction activity during peak/holiday weekends and special events;</li> <li>▲ preservation of emergency vehicle access;</li> <li>▲ removing traffic obstructions during emergency evacuation events; and</li> <li>▲ providing a point of contact for Martis Valley residents and guests to obtain construction information, have questions answered, and convey complaints.</li> </ul>	Placer County Department of Public Works and the Engineering and Surveying Division Caltrans	Prior to Improvement Plan approval	Continuously during project construction
<b>Cumulative Mitigation Measure 10-8a: Pay Placer County fee for future roadway improvements, including the SR 267/I-80 WB Ramps intersection</b> Implement Mitigation Measure 10-2. The Town of Truckee TIF Program identifies the construction of a two-lane roundabout at this location. This improvement would reduce the traffic impact to a less-than-significant level during both the summer and winter peak hour under cumulative-plus-project conditions.	Placer County Department of Public Works	Prior to issuance of building permits	Prior to issuance of building permits
<b>Cumulative Mitigation Measure 10-8b: Pay Placer County fee for future roadway improvements, including the SR 267/I-80 EB Ramps intersection</b> Implement Mitigation Measure 10-2. The Truckee TIF Program identifies the construction of a two-lane roundabout at this location. This improvement would reduce the traffic impact to a less-than-significant level during the winter peak hour under cumulative-plus-project conditions.	Placer County Department of Public Works	Prior to issuance of building permits	Prior to issuance of building permits

**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<b>Cumulative Mitigation Measure 10-8c: Pay Placer County fee for future roadway improvements, including the SR 267/Brockway Road/Soaring Way intersection</b> Implement Mitigation Measure 10-2. The Truckee TIF Program identifies the construction of a roundabout or equivalent improvements at this intersection. The TIF Program also includes the widening of SR 267 on both sides of this intersection, which would essentially result in a two-lane roundabout at this intersection. This improvement would reduce the traffic impact to a less-than-significant level during the summer and winter peak hour under cumulative-plus-project conditions.	Placer County Department of Public Works	Prior to issuance of building permits	Prior to issuance of building permits
<b>Cumulative Mitigation Measure 10-8d: Pay Placer County fee for future roadway improvements, including the SR 267/Schaffer Mill Road/Truckee Airport Road intersection</b> Implement Mitigation Measure 10-2. The Placer County CIP identifies improvements to this intersection as well as the widening of SR 267 to four lanes on both sides of this intersection. The widening of this intersection with either signalization or the construction of a two-lane roundabout would reduce the traffic impact to a less-than-significant level during the summer and winter peak hours under cumulative-plus-project conditions.	Placer County Department of Public Works	Prior to issuance of building permits	Prior to issuance of building permits
<b>Cumulative Mitigation Measure 10-8e: Provide signage on Highlands View Road and pay Placer County fee for future roadway improvements</b> Implement Mitigation Measures 10-1c and 10-2. The Placer County CIP includes the widening of SR 267 to four lanes on both sides of this intersection. The widening of this intersection, along with the project-specific mitigation of providing signage on Highlands View Road for motorists to access SR 267 northbound via Ridgeline Drive and Northstar Drive, would reduce the impact to a less-than-significant level during the summer and winter peak hours under cumulative-plus-project conditions.	Placer County Department of Public Works	Prior to issuance of building permits	Prior to issuance of building permits
<b>Cumulative Mitigation Measure 10-8f: Pay Placer County fee for future roadway improvements, including the SR 267/Project Access Road intersection</b> Implement Mitigation Measure 10-2. The Placer County CIP includes the widening of SR 267 to four lanes on both sides of this intersection. Although the widening of this intersection plus the installation of a traffic signal or two-lane roundabout would result in acceptable levels of service, Caltrans would not support either signalization or a roundabout because of the steep grade of SR 267 (over 4 percent) at this location and the resulting potential of rear-end collisions, especially in snowy conditions (Brake, pers. comm., 2015). Therefore, LOS F conditions would remain at this intersection during both the summer and winter peak hours.	Placer County Department of Public Works	Prior to issuance of building permits	Prior to issuance of building permits
<b>Cumulative Mitigation Measure 10-9: Pay Placer County fee for future roadway improvements</b> Implement Mitigation Measure 10-2. The widening of SR 267 to four lanes from Brockway Road to Brockway Summit would result in LOS D or better traffic operations on the study segments from Brockway Road to the Project Access Roadway during the summer and winter peak hours. As previously discussed, the widening of SR 267 to four lanes from Brockway Road to Brockway Summit is identified in both the Town of Truckee TIF Program and the Placer County CIP. The project would pay traffic impact fees that could be used for those portions of SR 267 located within Placer County. The Placer County CIP does not include widening of SR 267 from Brockway Summit to SR 28; therefore, there would be no feasible mitigation for the significant impact of the project on the roadway segment from the Project Access Roadway to SR 28.	Placer County Department of Public Works	Prior to issuance of building permits	Prior to issuance of building permits

**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<b>11 Air Quality</b>			
<b>Mitigation Measure 11-1a: Reduce short-term construction-related NOX emissions</b> The project applicant shall comply with the following measures onsite during construction activities to reduce emissions of NO <sub>x</sub> : <ul style="list-style-type: none"> <li>▲ The prime construction contractor shall submit to PCAPCD a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that would be used for 40 or more hours, in aggregate, during a construction season. If any new equipment is added after submission of the inventory, the prime contractor shall contact PCAPCD before the new equipment is used. At least three business days before the use of subject heavy-duty off-road equipment, the project representative shall provide PCAPCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and onsite foreman.</li> </ul>	Placer County Planning Services Division and PCAPCD	At least three business days prior to the use of heavy-duty off-road equipment	Prior to each construction season
<ul style="list-style-type: none"> <li>▲ Before approval of Grading or Improvement Plans, whichever occurs first, the applicant shall submit for PCAPCD approval, a written calculation demonstrating that the heavy-duty (&gt; 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project wide fleet-average 20 percent reduction in NO<sub>x</sub> emissions as compared to ARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The calculation shall be provided using PCAPCD's Construction Mitigation Calculator.</li> </ul>	Placer County Planning Services Division and PCAPCD	Prior to approval of Grading or Improvement Plans	Prior to each construction season
<ul style="list-style-type: none"> <li>▲ During construction the contractor shall use existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators to the extent feasible.</li> <li>▲ During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.</li> <li>▲ Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling is limited to a maximum of 5 minutes.</li> </ul>	Placer County Planning Services Division and PCAPCD	During construction	Continuously during project construction
<b>Mitigation Measure 11-1b: Participate in PCAPCD's Land Use Air Quality Mitigation Fund</b> <ul style="list-style-type: none"> <li>▲ The applicant shall participate in PCAPCD's offsite mitigation program, the Land Use Air Quality Mitigation Fund, by paying the equivalent amount of fees for the project's contribution of NO<sub>x</sub> that exceeds the 82 lbs/day threshold, or the equivalent as approved by PCAPCD. The applicable fee rates of the program change over time. The actual amount to be paid shall be determined, and satisfied per current guidelines, at the time of approval of the Grading or Improvement Plans.</li> </ul>	Placer County Planning Services Division and PCAPCD	At time of approval of the Grading or Improvement Plans	Prior to each construction season
<b>Mitigation Measure 11-1c: Submit Construction Emission/Dust Control Plan to PCAPCD</b> Prior to approval of grading or improvement plans for subsequent phases of the MVWSP, on project sites greater than one acre, the applicant shall submit a Construction Emission/Dust Control Plan to the Placer County Air Pollution Control District. Construction contractors shall not break ground prior to receiving District approval of the Construction Emission/Dust Control Plan, and delivering that approval to the County.	Placer County Planning Services Division and PCAPCD	Prior to approval of Grading Permit or Improvement Plans	Prior to Improvement Plan approval

**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<p><b>Mitigation Measure 11-6: Reduce long-term operation-related ROG and NO<sub>x</sub> emissions</b></p> <p>▲ Participate in the PCAPCD Offsite Mitigation Program by paying fees based on the project's contribution of pollutants (ROG and NO<sub>x</sub>), as follows.</p> <p>The applicant shall pay \$219 per residential unit to the PCAPCD's Offsite Mitigation Program (total fee due is \$166,144) to offset 6.35 tons of ROG and 2.75 tons of NO<sub>x</sub>. The payment of the fee shall be apportioned based on the number of residential lots created per each small lot final map and shall be due prior to each final map approval.</p>	Placer County Planning Services Division	Prior to each Final Map approval	Prior to each Final Plan approval
<b>12 Greenhouse Gas Emissions and Climate Change</b>			
<p><b>Mitigation Measure 12-2: Implement ongoing operational greenhouse gas review and reduction program</b></p> <p>The state legislature or Governor's Office may establish new GHG targets or other programs or metrics that apply both before and after 2020, as discussed in the First Update to the Climate Change Scoping Plan, released by ARB in May 2014 (and discussed above in Section 12.2.2) and in response to CBD v CDFW as it relates to connecting Scoping Plan targets to individual projects. Any projects processed by the County will be required to reduce, to the extent needed and feasible, GHG emissions such that the project operates within the targets or adopted plans established at the time the project is submitted for approval, as explained below.</p> <p>The County shall require the following actions for all MVWPSP subdivision maps submitted for approval:</p> <p>▲ In consultation with the PCAPCD and Placer County, the applicant shall demonstrate, based on currently adopted regulations and industry-accepted GHG calculation methods, whether operation of the project would be consistent with GHG targets adopted by the State. "Adopted" means that a specific GHG reduction target, such as that currently specified in the Global Warming Solutions Act of 2006 (achieve 1990 levels by 2020), is required by state legislative action, state administrative action, by legislative action of Placer County, or an applicable qualified Climate Action Plan or similar GHG reduction plan approved by Placer County. The target or plan shall be based on a substantiated linkage between the project (or Placer County projects in general if a countywide qualified GHG reduction plan is approved) and statewide GHG reduction goals.</p> <p>▲ If the project achieves or exceeds the reduction target or plan, no further actions shall be required.</p> <p>▲ If the project does not meet the target, then all feasible measures shall be incorporated into the project to reduce GHG emissions to the target or plan level and the extent feasible. Emissions reductions provided by these measures shall be calculated to determine if targets can be achieved. These measures may include any combination of GHG reduction actions needed to achieve the target, including:</p> <p>▲ Actions specified in MVWPSP Section 7.9, "Air Quality &amp; Climate Change" but with mandated actions (instead of "should" or "encourage" the actions, use "shall"). A project can choose from the options shown below as long as the overall target is met:</p> <ul style="list-style-type: none"> <li>➤ Requiring that all buildings exceed Title 24 energy-efficiency requirements by 15 percent.</li> <li>➤ All new residential buildings shall meet or exceed the guidelines for the California ENERGY STAR® Homes Program (Policy ER-AQ5).</li> <li>➤ Selecting a building's orientation, massing and fenestration design to maximize effective day lighting to reduce building energy requirements, without increasing glare and/or electric lighting loads that off set glare is required. The selection</li> </ul>	Placer County Planning Services Division and the PCAPCD	With all subdivision maps submitted for approval	With all subdivision maps submitted for approval

**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<p>and extent of window glazing should vary, depending on the criteria required by the window's location, including solar heat gain, energy performance, day lighting, views and glare factors. Exterior sun controls (including porches, overhangs, trellises, balconies and shutters) shall be integrated into the building's fenestration design to effectively admit and block sun penetration as required (Policy ER-AQ6).</p> <ul style="list-style-type: none"> <li>➤ Retain a Commissioning Agent (a professional qualified to evaluate and certify that a building is designed, constructed and functions in accordance with the building's specified operational requirements). Owners may choose to have the Commissioning Agent produce a re-commissioning manual for the building to assure it continues to meet established standards such as energy conservation and indoor air quality (Policy ER-AQ11).</li> <li>➤ Efforts to reduce and recycle construction waste are required as well as regional procurement of construction materials when feasibly possible in order to reduce transport (Policy ER-AQ14).</li> <li>➤ Installation of state-of-the-art energy efficient interior lighting (Policy ER-AQ17).</li> <li>➤ Commercial retail buildings shall use automatic fixture sensors and low-consumption fixtures (Policy ER-AQ19).</li> <li>➤ Payment of GHG offset fees to an ARB-approved GHG reduction program. Project applicant will consent to any GHG reduction fees that may be applicable after January 1, 2021.</li> </ul>			
<b>13 Noise</b>			
<p><b>Mitigation Measure 13-1: Implement construction-noise reduction measures</b></p> <p>To minimize noise levels during construction activities, construction contractors shall comply with the following measures during construction:</p> <ul style="list-style-type: none"> <li>➤ All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses.</li> <li>➤ All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.</li> <li>➤ When future noise-sensitive uses are within close proximity to noise-generating construction activity that will take place for more than three days, noise attenuating buffers such as structures, truck trailers, temporary noise curtains or sound walls, or soil piles shall be located between noise sources and the receptor to shield sensitive receptors from construction noise. The sound barrier, whatever the type, shall be tall enough to block the line of site between the noise sources and the affected receptors.</li> <li>➤ At least one week before the beginning of each construction phase written notification of construction activities shall be provided to all noise-sensitive receptors located within 2,500 feet of construction activities. Additional notifications shall be provided if there are substantive changes in construction operations or noise generating activities (e.g., need for nighttime construction, special notice for blasting). Notification shall include anticipated dates and hours during which construction activities are anticipated to occur and contact information, including a daytime telephone number, for the project representative to be contacted in the event that noise levels are deemed excessive.</li> </ul>	Placer County Planning Services Division	Before the beginning of each construction season	Continuously during project construction

**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<p><b>Mitigation Measure 13-3: Reduce noise exposure to future sensitive receptors from new stationary noise sources</b></p> <p>At the time of the permit application that includes any stationary sources of noise, the project applicant shall demonstrate that noise levels will meet applicable County standards at the nearest existing or planned sensitive receptor (e.g., residence). This may be done by providing the specifications of the noise source and/or a noise study to the County. In addition, the following measures shall be implemented to reduce the effect of noise levels generated by onsite stationary noise sources:</p> <ul style="list-style-type: none"> <li>▲ Routine testing and preventive maintenance of emergency electrical generators shall be conducted during the less sensitive daytime hours (i.e., 7:00 a.m. to 10:00 p.m.), per the Placer County Noise Ordinance. All electrical generators shall be equipped with noise control (e.g., muffler) devices in accordance with manufacturers' specifications.</li> <li>▲ External mechanical equipment, including HVAC units, associated with buildings shall incorporate features designed to reduce noise emissions below the stationary noise source criteria (i.e., 50 dB L<sub>dn</sub> exterior / 45 dB L<sub>dn</sub> interior, exterior daytime [7:00 a.m. to 10:00 p.m.] standards of 55 dB L<sub>eq</sub> / 70 dB L<sub>max</sub> and the exterior nighttime [10:00 p.m. to 7:00 a.m.] standards of 45 dB L<sub>eq</sub> / 65 dB L<sub>max</sub>). These features may include, but are not limited to, locating equipment within equipment rooms or enclosures that incorporate noise reduction features, such as acoustical louvers, and exhaust and intake silencers. Equipment enclosures shall be oriented so that major openings (i.e., intake louvers, exhaust) are directed away from nearby noise-sensitive receptors.</li> </ul>	Placer County Planning Services Division	During project operations	Continuously during project operations
<ul style="list-style-type: none"> <li>▲ Loading docks shall be located and designed so that noise emissions do not exceed the stationary noise source criteria described in this analysis (i.e., 50 dB L<sub>dn</sub> exterior / 45 dB L<sub>dn</sub> interior, exterior daytime [7:00 a.m. to 10:00 p.m.] standards of 55 dB L<sub>eq</sub> / 70 dB L<sub>max</sub> and the exterior nighttime [10:00 p.m. to 7:00 a.m.] standards of 45 dB L<sub>eq</sub> / 65 dB L<sub>max</sub>) at any existing or planned sensitive receptor. At the time of conformity review application submittal for discretionary entitlement, the project applicant shall provide to the County a specialized noise study to evaluate specific design and ensure compliance with Placer County noise standards. Reduction of loading dock noise can be achieved by locating loading docks as far away as possible from noise-sensitive land uses, constructing noise barriers between loading docks and noise-sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. Final design, location, and orientation shall be dictated by findings in the noise study, if applicable.</li> </ul>	Placer County Planning Services Division	At the time of conformity review application submittal for discretionary entitlement	Completion at the time of conformity review application submittal for discretionary entitlement
<p><b>Mitigation Measure 13-4a: Reduce exterior noise levels at potential future sensitive receptors along SR 267</b></p> <p>The following design measures shall apply to new sensitive receptors developed as part of the MWPSP that would be located within 350 feet of the centerline of SR 267 (i.e., the distance from the centerline that is conservatively estimated, based on the noise modeling, to result in exceedance of the Placer County transportation-related exterior noise standard of 60 dBA L<sub>dn</sub>) or the 60 dBA L<sub>dn</sub> noise contour, whichever is greater:</p> <ul style="list-style-type: none"> <li>▲ Orient new sensitive receptors such that outdoor activity areas (e.g., balcony, porch, backyard) are on the opposite side of the structure from SR 267, such that noise attenuation by the structure itself is sufficient to achieve the exterior noise standard; and/or</li> <li>▲ Achieve, through building design and choice of building materials, a minimum, 20 dBA of exterior-to-interior noise attenuation, so that interior noise levels comply with the Placer County interior noise standard of 45 dBA L<sub>dn</sub>.</li> </ul> <p>Or,</p>	Placer County Planning Services Division	At the time of conformity review application submittal for discretionary entitlement	Completion at the time of conformity review application submittal for discretionary entitlement



**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<p><b>Mitigation Measure 13-4b: Demonstrate compliance with Placer County noise standards through refined noise analysis</b></p> <p>Alternatively, the project developer shall demonstrate to the satisfaction of Placer County, through refined, project specific modeling or other appropriate analysis, that interior and exterior noise levels at a given proposed residential site will meet Placer County noise standards. Such analysis shall consider then-current traffic levels, building design and orientation, and noise attenuating features, such as topography, intervening forest or other vegetation, and other noise barriers. The analysis shall be prepared by a qualified acoustic professional using methods approved by Placer County.</p>	Placer County Planning Services Division	At the time of conformity review application submittal for discretionary entitlement	Completion at the time of conformity review application submittal for discretionary entitlement
<b>14 Geology and Soils</b>			
<p><b>Mitigation Measure 14-3: Submit a geotechnical investigation for all areas of planned development</b></p> <p>The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Department (ESD) review and approval. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> <li>A) Road, pavement, and parking area design;</li> <li>B) Structural foundations, including retaining wall design (if applicable);</li> <li>C) Grading practices;</li> <li>D) Erosion/winterization;</li> <li>E) Special problems discovered onsite, (e.g., groundwater, expansive/unstable soils); and</li> <li>F) Slope stability.</li> </ul> <p>Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</p> <p>If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, before issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This requirement shall be so noted on the Improvement Plans, in the CC&amp;Rs, in the Development Notebook, and on the Informational Sheet filed with the Final Subdivision Map(s).</p>	Placer County Engineering and Surveying Department	Improvement Plan submittal	During review of Improvement Plans
<p><b>Mitigation Measure 14-4a: Prepare and implement a stormwater pollution prevention plan</b></p> <p>Implement Mitigation Measure 15-1. As a condition of the SWRCB Statewide Construction General Permit, the project applicant shall prepare and implement a stormwater pollution prevention plan (SWPPP). The SWPPP will be prepared by a qualified SWPPP practitioner and/or a qualified SWPPP developer, will specify water quality controls consistent with Lahontan RWQCB requirements, and will ensure that runoff quality maintains beneficial uses of Middle Martis Creek. The site-specific SWPPP developed for each construction phase will describe the site controls, erosion and sediment controls, means of waste disposal, implementation of project specific plans required by local regulations, control of post-construction sediment and erosion control measures, and other impact reduction strategies unrelated to stormwater.</p>	Lahontan RWQCB	Prior to any construction or grading for each construction phase	Ongoing during each construction phase

**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<p><b>Mitigation Measure 14-4b: Prepare and submit required plan materials to Placer County</b></p> <p>The project applicant shall prepare and submit Improvement Plans, specifications, and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. It is the project applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed before submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD before acceptance by the County of site improvements.</p> <p>Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by ESD.</p> <p>Before the County's final acceptance of the project's improvements, submit to the ESD two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record."</p>	Placer County Engineering and Surveying Department	Improvement Plan submittal	During review of Improvement Plans
<p><b>Mitigation Measure 14-4c: Identify ground disturbance areas and develop revegetation plan</b></p> <p>The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the ESD concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical).</p> <p>The project applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.</p> <p>The project applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work before Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</p> <p>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on</p>	Placer County Engineering and Surveying Department	Improvement Plan submittal	<p>During review of Improvement Plans</p> <p>Ongoing during construction</p>

**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals before any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.			
<b>Mitigation Measure 14-4d: Provide Placer County with verification of compliance with NPDES SWPPP</b> Prior to construction commencing, the applicant shall provide evidence to the Placer County Engineering and Surveying Division of a Waste Discharge Identification (WDID) number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit.	Lahontan RWQCB Placer County Engineering and Surveying Department	Prior to Improvement Plan approval	During review of Improvement Plans
<b>Mitigation Measure 14-4e: Use approved design standards for BMPs</b> The Improvement Plans shall show that water quality treatment facilities/best management practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions). Construction (temporary) BMPs for the project include, but are not limited to: Hydroseeding (EC-4), Straw Mulch (EC-6), Velocity Dissipation Devices (EC-10), Silt Fencing (SE-1), Fiber Rolls (SE-5), Storm Drain Inlet Protection (SE-10), Wind Erosion Control (WE-1), and Stabilized Construction Entrances (TC-1).	Placer County Engineering and Surveying Department	Improvement Plan submittal	During review of Improvement Plans  Ongoing during construction
<b>Mitigation Measure 14-4f: Installation of source control and Low Impact Development standards</b> This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans. The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management.	Lahontan RWQCB Placer County Engineering and Surveying Department	Improvement Plan submittal	During review of Improvement Plans
<b>Mitigation Measure 14-4g: Comply with grading season prohibitions</b> There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, unless an extension has been granted by the ESD.	Placer County Engineering and Surveying Department	Improvement Plan submittal	During review of Improvement Plans

**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<p><b>Mitigation Measure 14-4h: Comply with grading season prohibitions</b></p> <p>Per the State of California NPDES Phase II MS4 Permit, the MVWPSP project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how the project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2-year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.</p>	Placer County Engineering and Surveying Department	Improvement Plan submittal	During review of Improvement Plans
<b>15 Hydrology and Water Quality</b>			
<p><b>Mitigation Measure 15-1: Prepare and Implement a Stormwater Pollution Prevention Plan for each construction phase</b></p> <p>Each construction phase of the project shall be subject to the Statewide Construction General NPDES Permit from Lahontan RWQCB. As a condition of the NPDES permit, the project applicant shall develop a Stormwater Pollution Prevent Plan (SWPPP) prepared by a qualified SWPPP practitioner and/or a qualified SWPPP developer, which specifies water quality controls consistent with Lahontan RWQCB requirements and ensures that runoff quality maintains beneficial uses of Middle Martis Creek. The site-specific SWPPP developed for each construction phase shall describe the site controls, erosion and sediment controls, means of waste disposal, implementation of project specific plans required by local regulations, post-construction sediment and erosion control measures, and other impact reduction strategies unrelated to stormwater. BMPs identified in the SWPPPs shall be implemented during all development activities. Required elements of the SWPPPs include the following:</p> <ul style="list-style-type: none"> <li>▲ Temporary BMPs to prevent the transport of earthen materials and other construction waste materials from disturbed land areas, stockpiles, and staging areas during periods of precipitation or runoff, including: filter fences, fiber rolls, erosion control blankets, mulch (such as pine needles and wood chips); and temporary drainage swales and settling basins.</li> <li>▲ Designated contractor staging areas for materials and equipment storage outside of riparian areas. Designated staging and storage areas would be protected by construction fencing and/or silt barriers, as appropriate. Following project completion, all areas used for staging would be stabilized or revegetated.</li> <li>▲ Temporary BMPs to prevent the tracking of earthen materials and other waste materials from the project site to offsite locations, including stabilized points of entry/exit for construction vehicles/equipment and designated vehicle/equipment rinse stations, and sweeping.</li> <li>▲ Temporary BMPs to prevent wind erosion of earthen materials and other waste materials from the project site, including routine application of water to disturbed land areas and covering of stockpiles with plastic or fabric sheeting.</li> <li>▲ A spill prevention and containment plan to minimize the potential for soil and groundwater contamination during construction. Project contractors would be responsible for proper storage of onsite materials and installation and maintenance of temporary BMPs capable of capturing and containing pollutants from fueling operations, fuel storage areas, and other areas used for the storage of hydrocarbon-based materials. This would include maintaining materials onsite for the cleanup of accidental spills (such as oil absorbent booms and sheets), maintaining drip pans beneath construction</li> </ul>	Lahontan RWQCB	Prior to any construction or grading for each construction phase	Ongoing during each construction phase

**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<p>equipment, training site workers in spill response measures, immediate cleanup of spilled materials in accordance with directives from the Lahontan RWQCB, and proper disposal of waste materials at an approved offsite location that is licensed to receive such wastes.</p> <ul style="list-style-type: none"> <li>▲ Temporary BMPs to capture and contain pollutants generated by concrete construction including lined containment for rinsate to collect runoff from washing concrete delivery trucks and equipment.</li> <li>▲ Protective fencing to prevent damage to trees and other vegetation to remain after construction, including tree protection fencing and individual tree protection such as protective casings of wood slats around the bases of trees.</li> <li>▲ Temporary BMPs for the containment or removal of drilling spoils generated from construction of bridge foundations and abutments.</li> <li>▲ Daily inspection and maintenance of temporary BMPs to ensure proper function. The prime contractor would be required to maintain a daily log of Temporary Construction BMP inspections and keep the log onsite during project construction, available for review by Lahontan RWQCB and Placer County.</li> <li>▲ Tree removal activities, including the dropping of trees, would be confined to the construction limit boundaries.</li> <li>▲ Construction boundary fencing to limit disturbance and prevent access to areas not under active construction.</li> </ul>			
<p><b>Mitigation Measure 15-2a: Install permanent water quality BMPs</b></p> <p>The Improvement Plans shall show that water quality treatment facilities/best management practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).</p> <p>Storm drainage from on- and offsite impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post- Construction Best Management Practices for Stormwater Quality Protection. Post development (permanent) BMPs for the project include, but are not limited to: Vegetated Swales (TC-30), Infiltration Trenches (TC-10), Water Quality Inlets (TC-50), Pervious Pavements (SD-20), Storm Drain System Signs (SD-13), and Detention Basins (TC-22). No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of ongoing maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Before Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.</p>	Placer County Engineering and Surveying Department	Improvement Plan submittal	<p>During review of Improvement Plans</p> <p>Ongoing during operations</p>

**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<b>Mitigation Measure 15-2b: Identify storm drain inlets to discourage illegal dumping</b> The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as “No Dumping! Flows to Creek.” or other language and/or graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping shall be posted at public access points along channels and creeks within the project area. The Homeowners’/Property Owners’ association is responsible for maintaining the legibility of stamped messages and signs.	Placer County Engineering and Surveying Department	Improvement Plan submittal	During review of Improvement Plans  Ongoing during operation
<b>Mitigation Measure 15-2c: Install source control and Low Impact Development measures</b> Implement Mitigation Measure 14-4f. The project shall comply with the Placer County MS4Permit, pursuant to the NPDES Phase II program. This includes the installation of source control and LID measures to reduce the volume of runoff generated by the project.	Lahontan RWQCB Placer County Engineering and Surveying Department	Improvement Plan submittal	During review of Improvement Plans
<b>Mitigation Measure 15-2d: Isolate trash and storage areas from stormwater flows</b> The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent offsite transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.	Placer County Engineering and Surveying Department	Improvement Plan submittal	During review of Improvement Plans
<b>Mitigation Measure 15-2e: Store potential contaminants in approved enclosures</b> The Improvement Plans shall show that materials with the potential to contaminate stormwater that are to be stored outdoors shall be placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system, or protected by secondary containment structures such as berms, dikes, or curbs. The storage area shall be paved to contain leaks and spills and shall have a roof or awning to minimize collection of stormwater within the secondary containment area.	Placer County Engineering and Surveying Department	Improvement Plan submittal	During review of Improvement Plans
<b>Mitigation Measure 15-4a: Verify adequacy of groundwater supplies through modeling and supplement supplies, if necessary</b> The U.S. Bureau of Reclamation and the Desert Research Institute have developed an integrated surface water/groundwater model (GSFLOW) specific to the MVGB, which is expected to be released in 2015. The GSFLOW model uses a hydrologic framework specific to the Martis Valley, and shall be used to determine potential groundwater recharge rates for the West Parcel and to develop a calibrated water budget for the MWWPSP project. Groundwater modeling shall be completed by a qualified hydrologist and shall incorporate the surface water mapping completed for the MWWPSP, as it reflects the most accurate source of hydrologic data. The modeling results shall be used to estimate the quantity of groundwater that can be sustainably extracted from aquifers beneath the West Parcel. Modeling shall be completed before construction of the proposed wells. If the groundwater modeling determines that the water demand (325 afy) from project buildout exceeds that which can be sustainably withdrawn using onsite wells, supplemental water shall be provided via connection to the existing NCSD system.	NCSD, Placer County Planning Services Division, and Placer County Environmental Health Services	During preparation of final design plans and specifications  Prior to issuance of first Grading Permit	During review of Improvement Plans

**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<p><b>Mitigation Measure 15-4b: Monitor surface and groundwater resources within the project area</b></p> <p>Before the start of groundwater pumping, the project applicant and NCSD shall develop a long-term monitoring program for the surface and groundwater resources within the West Parcel. The goal of the monitoring plan will be to detect and assess long-term changes and trends in the hydrologic system because of pumping for municipal water supply, and to provide reasonable assurance of long-term pumping at sustainable rates. Surface waters shall be monitored to identify long-term trends and potential interactions between surface water volumes and groundwater pumping. The monitoring program shall identify drawdown and recovery threshold limits based on the performance of completed production wells. As an operational goal, the drop in groundwater elevation in the aquifer at each well shall not exceed a 20 percent drawdown of the water column for a period of time extending beyond three months. Aquifer responses shall be monitored by dedicated monitoring wells, and natural seasonal variance in water levels based pre-pumping monitoring will be factored into consideration. Monitoring wells may include test wells TW-3 and TW-5. As a component of its larger monitoring program, NCSD will be responsible for long-term monitoring of the performance of groundwater production wells on the project site, and adjusting pumping distributions between onsite or offsite water sources, if necessary. Surface waters shall be monitored to identify long term trends and potential interactions between surface water volumes and groundwater pumping. Reporting shall be completed annually or as otherwise dictated depending on the schedule of existing NCSD monitoring operations.</p>	NCSD, Placer County Planning Services Division, and Placer County Environmental Health Services	Before the start of groundwater pumping	Ongoing during operations; bi-annual or quarterly monitoring
<p><b>Mitigation Measure 15-5a: Prepare and implement a final drainage report</b></p> <p>As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from the MVWPSP project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of Improvement Plan submittal.</p>	Placer County Engineering and Surveying Department	Improvement Plan submittal	During review of Improvement Plans
<p><b>Mitigation Measure 15-5b: Reduce runoff to pre-project conditions</b></p> <p>The Improvement Plan submittal and final Drainage Report shall provide details showing that stormwater run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD), and shall be shown on the Improvement Plans. The ESD may, after review of the project final drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p>	Placer County Engineering and Surveying Department	Improvement Plan submittal	During review of Improvement Plans

**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<b>Mitigation Measure 15-6a: Delineate 100-year floodplain on subdivision maps</b> On the Improvement Plans and Informational Sheet(s) filed with the appropriate Large Lot or Small Lot Final Subdivision Map(s), show the limits of the future, unmitigated, fully-developed 100-year floodplain (after grading) for Middle Martis Creek and designate same as a building setback line, unless greater setbacks are required by other conditions contained herein.	Placer County Engineering and Surveying Department and Flood Control District	Improvement Plan submittal	During review of Improvement Plans
<b>Mitigation Measure 15-6b: Demonstrate that all building pad elevations are a minimum of 2 feet above the 100-year floodplain line</b> The Improvement Plans and Informational Sheet(s) filed with the appropriate Large Lot or Small Lot Final Subdivision Map(s) shall show finished building pad elevations to be a minimum of two feet above the 100-year floodplain line (or finished floor three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Department. This certification shall be done before construction of the foundation or at the completion of final grading, whichever comes first. No construction is allowed until the certification has been received by the Engineering and Surveying Department and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee.	Placer County Engineering and Surveying Department and Flood Control District	Improvement Plan submittal  Prior to construction of the foundation or at the completion of final grading, whichever comes first	During review of Improvement Plans
<b>Mitigation Measure 15-6c: Construct Middle Martis Creek Bridge to span 100-year floodplain limits</b> The Improvement Plans for the construction of the main access road shall include the construction of a roadway bridge spanning the 100-year floodplain limits of Middle Martis Creek near the encroachment with SR 267.	Placer County Engineering and Surveying Department and Flood Control District	Improvement Plan submittal	During review of Improvement Plans
<b>Mitigation Measure 15-6d: Prohibit activities or construction that would increase the 100-year floodplain water surface elevation</b> The project applicant shall prepare a final drainage report at the time of submittal of the project's initial improvement plans that demonstrates that the project will not increase the limits or water surface elevation of the 100-year floodplain of Middle Martis Creek upstream or downstream of the project site. The report shall be submitted with the project's initial Improvement Plans, and shall be reviewed and approved by the Engineering and Surveying Department and the Placer County Flood Control District. The floodplain analysis shall be prepared in conformance with the Placer County Stormwater Management Manual that is in effect at the time of submittal.	Placer County Engineering and Surveying Department and Flood Control District	Improvement Plan submittal	During review of Improvement Plans
<b>Mitigation Measure 15-6e: Maintain or construct adequate flood storage within the 100-year floodplain of Middle Martis Creek</b> The applicant shall maintain or construct adequate flood storage within the 100-year floodplain of Middle Martis Creek to the satisfaction of the ESD and the Placer County Flood Control District. This replacement storage shall only be associated with the construction fills associated with the roadway infrastructure required for development of the project.  The applicant shall prepare an analysis to demonstrate the amount of storage to be replaced, the effect on flood flows of the replacement area, any effects on flood conveyance and methods to minimize any maintenance of the replacement storage. The size (volume) of this replacement shall be based on the volume of storage lost by project construction.  Any required storage area shall be designed and shown on the applicable set of Improvement Plans for the project after the above analysis is approved by ESD and the Flood Control District. It shall be constructed concurrent with any grading taking place within the existing 100-year floodplain.	Placer County Engineering and Surveying Department and Flood Control District	Improvement Plan submittal	During review of Improvement Plans



**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<b>Mitigation Measure 15-6f: Prohibit grading within the 100-year floodplain</b> To protect site resources, no grading activities of any kind may take place within the 100-year floodplain of the stream/drainage way unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). A standard note to this effect shall be included on the Improvement Plans. The location of the 100-year floodplain shall be shown on the Improvement Plans.	Placer County Engineering and Surveying Department and Flood Control District	Improvement Plan submittal	During review of Improvement Plans
<b>16 Utilities</b>			
<b>Cumulative Mitigation Measure 16-8a: Increase capacity of the NCSD wastewater collection and conveyance system</b> Prior to Placer County's environmental determination for each subsequent development entitlement, the project applicant shall coordinate with NCSD to determine the wastewater conveyance demand at buildout of each proposed development entitlement and provide the County with a copy of this coordination (e.g., will-serve letter or the equivalent). If the wastewater conveyance demand for an individual phase cannot be met with existing capacity in the NCSD collection and conveyance system, then prior to Improvement Plan approval, the applicant and NCSD shall develop plans for and construct improvements that would provide additional capacity in the NCSD system downstream from the point at which MVWPSP flows would enter the system. The wastewater conveyance and collection improvement plans developed by the project applicant and NCSD shall also identify the timing of such improvements, and that the capacity of the lines will be available when needed by project development. Prior to Improvement Plan approval, the project applicant shall provide evidence of payment to NCSD for fair share funding or show the construction of the improvements that would provide sufficient capacity for buildout of that phase to the satisfaction of NCSD. Improvements shall include: <ul style="list-style-type: none"> <li>▲ With MVWPSP sewer flows into the golf course siphon at manhole 237 under Sewer Option 1 and Sewer Option 2, upsize approximately 6,450 linear feet of the existing 8-inch siphon line through the golf course to 16-inch, and upsize approximately 11,500 linear feet of the existing 8-inch 267-TSD siphon line to 16-inch; and</li> <li>▲ With MVWPSP sewer flows into the 267 to TSD siphon line downstream of the 267 Lift Station under Sewer Option 1 and Sewer Option 2, upsize approximately 11,500 linear feet of the existing 8-inch line to 16-inch; or</li> <li>▲ Under Sewer Option 3, construct a direct sewer line from the West Parcel development area, along SR 267, to the TSD connection manhole at Truckee Tahoe Airport Road. This option would run parallel to the existing system (Exhibit 16-2).</li> </ul>	NCSD and Placer County Planning Services Division	Prior to Improvement Plan approval	Prior to Improvement Plan approval
<b>Cumulative Mitigation Measure 16-8b: Ensure sufficient capacity in TSD lines</b> Prior to the Placer County Subsequent Conformity Review Process environmental determination for each development entitlement following Specific Plan approval, the project applicant shall coordinate with TSD to determine the wastewater conveyance demand at buildout of each proposed development entitlement and provide the County with a copy of the coordination. If TSD finds that project-generated peak wastewater flows exceed the capacity of the TSD line between the NCSD outfall at Truckee-Tahoe Airport Road and the TRI, NCSD and TSD shall develop plans for and construct improvements that would allow for conveyance of buildout wastewater flows. The improvements shall be constructed to meet peak wet weather flows of 520 gpm, or flows determined by final design plans, in the sewer line from the NCSD outfall to the TRI. The plans shall identify the timing of the improvements, and that the capacity of the lines will be available when needed by project development. Prior to Improvement Plan approval, the project applicant shall provide evidence of payment to NCSD and TSD for fair share funding or show the construction of the improvements, to be determined in coordination with	TSD, NCSD, and Placer County Planning Services Division	Prior to Improvement Plan approval	Prior to Improvement Plan approval

**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<p>NCSD and TSD, which would provide sufficient capacity to the satisfaction of NCSD and TSD. Fair share funding or construction of the improvements by the project applicant shall also account for any additional permanent and/or temporary easements. Improvements shall include:</p> <ul style="list-style-type: none"> <li>▲ Providing onsite wastewater detention facilities, such as enlarged pipes, vaults, or tanks, such that conveyance can be timed to coincide with off-peak conditions when the TSD line has sufficient capacity; or</li> <li>▲ Replacing the existing TSD line with a larger sewer line that increases capacity to serve future demand for wastewater conveyance; or</li> <li>▲ Installing an additional line parallel to the existing TSD line that increases capacity to serve future demand for wastewater conveyance.</li> </ul> <p>The developer of any project within the MVWPSP area shall be required, as part of the Placer County Subsequent Conformity Review Process and/or tentative map approval process, to submit a will-serve letter from NCSD prior to approval of improvement plans and/or prior to recordation of small lot final maps.</p>			
<b>17 Public Services and Recreation</b>			
<p><b>Mitigation Measure 17-3: Provide additional fire protection staffing</b></p> <p>Before recordation of the Large Lot Final Map or the initial Small Lot Final Map (or any commercial development), the project proponent shall develop and implement a funding plan that would sufficiently supplement tax revenue from the MVWPSP to add fire protections staff. Such funding shall remain in place until the funding stream from property tax revenue is sufficient to maintain fire protection standards of service. If this does not occur, an Assessment District would be necessary. In consultation with NFD, the fire protection staffing increases shall be tied to project occupancy such that level of service is maintained as level of risk is increased as the development is built out.</p> <p>The funding plan would provide for revenue to initially employ one additional full-time firefighter and then, over time as development occurs, to add another additional full-time firefighter to properly respond to a serious building fire that could occur in the vicinity of 5 miles from the fire station.</p> <p>The funding plan shall include the following framework for the trigger points for increased staffing. The trigger points for adding daily staffing above the current minimum of four should be:</p> <ol style="list-style-type: none"> <li>1. With the certificate of occupancy of the first dwelling unit or any of the commercial space, the project developer shall provide the project's fair share contribution to overtime funds to the Northstar Fire Department to provide a minimum of five firefighters on duty 24/7/365.</li> <li>2. With the certificate of occupancy of the 100th dwelling unit, or 50 percent of the commercial space, the project developer shall provide to the Department the added revenue to add two permanent full-time firefighters, one each to two shifts, raising the minimum staffing to six career firefighters 24/7/365. At this point, all three duty shifts will have six firefighters each.</li> <li>3. With the certificate of occupancy of the 200th dwelling unit, or 75 percent of the commercial space, the project developer shall pay the project's fair share contribution to ensure the Department has the overtime funds to maintain a minimum of six career firefighters on duty 24/7/365.</li> </ol>	NFD and Placer County Planning Services Division	Prior to approval of the initial Large Lot Final Map or the initial Small Lot Final Map	Prior to issuance of certificates of occupancy for the 100 <sup>th</sup> , 200 <sup>th</sup> , and 300 <sup>th</sup> dwelling units.

**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
4. With the certificate of occupancy of the 300th dwelling unit, or 100 percent of the commercial space, the project developer shall pay the project's fair share contribution to ensure that the department has the funds to add three additional firefighters, one per duty platoon, raising each to seven firefighters.			
<b>18 Hazards and Hazardous Materials</b>			
<b>Mitigation Measure 18-2a: Conduct surveys for aerially deposited lead</b> Prior to Improvement Plan approval (or issuance of an Encroachment Permit from Caltrans for construction within the SR 267 right-of-way), surface and shallow soils (up to two feet below ground surface), shall be surveyed for lead contamination. All sampling shall be conducted consistent with applicable Caltrans requirements. If aerially deposited lead contaminated soil is discovered, with total lead measuring greater than 1,000 mg/kg or soluble lead measuring greater than 5.0 mg/l, survey recommendations on soil management shall follow Caltrans protocol and shall be incorporated into the construction hazardous materials management plan described in Mitigation Measure 18-2c.	Placer County Environmental Health Services	Prior to Improvement Plan approval (or issuance of an encroachment permit)	Prior to and during construction within the SR 267 right-of-way
<b>Mitigation Measure 18-2b: Conduct investigation and implement radon resistant construction techniques</b> Prior to the occupancy of residential units, the applicant or construction manager shall retain a licensed radon contractor to determine if radon is detected beyond the 4 pCi/L threshold. If the amount of radon exceeds the established threshold, the applicant shall retain a licensed radon contractor to reduce the radon in the affected residences to below the established threshold. Methods include, but are not limited to, the soil suction radon reduction system, which entails the installation of a vent pipe system and fan that pull radon from beneath the house and vent it to the outside. The radon contractor shall develop clear instructions for proper maintenance of the radon monitoring systems that would be installed in each residence, as well as the radon monitoring and reduction system, if required. The maintenance instructions shall be included in the proposed project's covenants, conditions, and restrictions (CC&Rs). The property disclosure statements shall indicate that the site is within an area with a moderate potential for indoor radon levels.	Placer County Environmental Health Services	Prior to occupancy of residential units	During operation, prior to occupancy of residential units
<b>Mitigation Measure 18-2c: Prepare and implement a construction hazardous materials management plan</b> Improvement plans shall include a construction hazardous materials management plan to be prepared, reviewed, and approved by Placer County Environmental Health and Protection Services. The management plan shall include measures to reduce potential hazards to workers, the public, and the environment associated with use of hazardous materials, exposure to potentially contaminated soil, and blasting activities during project construction. The management plan shall include provisions for agency notification, managing impacted materials, sampling and analytical requirements and disposal procedures. The Plan shall cover the following: <ul style="list-style-type: none"> <li>▲ A hazardous materials contingency plan that describes the necessary actions to be taken if evidence of contaminated soil or groundwater is encountered during construction. The contingency plan shall describe the types of evidence that could indicate potential hazardous materials contamination, such as soil discoloration, petroleum or chemical odors, or buried building materials. The plan shall include measures to protect worker safety if signs of contamination are encountered (e.g., stopping work in the vicinity of the potential contamination), identify sampling and analysis protocols for various substances that might be encountered (e.g., volatile organic compounds, hydrocarbons, heavy metals), and list required regulatory agency contacts if contamination is found. The contingency plan shall include recommendations on soil management in the event that ADL is discovered in the SR 267 right-of-way. The plan shall also identify legal and regulatory processes and thresholds for cleanup of contamination.</li> </ul>	Placer County Environmental Health Services	Prior to construction	Ongoing during construction

**Table 4-1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
<ul style="list-style-type: none"> <li>▲ The project applicant shall retain the services of a qualified environmental contractor to prepare the contingency plan.</li> <li>▲ The plan, and obligations to abide by and implement the plan, shall be incorporated into the construction and contract specifications for the project.</li> </ul>			
<p><b>Mitigation Measure 18-4: Provide additional fire protection staffing</b></p> <p>Implement Mitigation Measure 17-3 (see Chapter 17, “Public Services and Recreation”), which requires the project proponent to develop a mitigation plan to provide funding to supplement the projected fire mitigation fees and property taxes generated by the MVWPSP. The additional funding would support the addition of staffing to properly handle a serious building fire occurring within five miles of NFD Station 31. The mitigation plan includes trigger points for the increased staffing. Alternatively, the mitigation measure states that if a mitigation plan is not developed then a small Assessment District would be necessary to achieve the same objective.</p>	NFD and Placer County Planning Services Division	Prior to approval of the initial Small Lot Tentative Map	At various phases of project development